
Note

To: Fay Eames - Planning and Development
From: David Murphy - Highways Development Planning
Our (2983) 6/3/7/MIN
Reference:
Copies to:
Date: 31st May 2012

Subject: NF252 Newbourne Farm, Rockbourne - Variation of condition

I refer to the above application which seeks to vary condition 5 of planning permission (10/96302) raising the tonnage of composting material from 8,000 to 15,000 tonnes.

Planning permission was gained in 2010 to clarify operations permitted at the site in relation to the issuing of a Certificate of Lawful use in 2007. At the time of the CLU, the site was receiving various size loads from 1 tonne to 7.5 tonnes from small vehicles to HGVs. At present, there is no restriction on the size or number of vehicles accessing the site.

Operations have now increased and larger payloads are received at the site with loads indicated up to 28 tonnes as a result of contracted services. Continuing at the current rate of intake will require an increase in permitted throughput.

Traffic impact

Due to the nature of the proposal, the generation of trips will be weighted towards the summer months. The applicant has submitted information regarding the trip generation that occurred for an eight month period (under the newly secured contract) which accumulated approximately 7,000t of material. These movements totalled 3,370 and equated to an average of 17 movements per day including those undertaken for removal of material.

Data from the previous year and from the previous application for composting at the site indicated an average of 12-14 movements per day. The submitted data would therefore indicate that a small number of movements may be expected above that previously experienced. Larger loads are capable of achieving a greater throughput with a similar number of movements.

Should permission be granted, this would allow for 8,000 tonnes to be delivered over a 4 month period. Applying the recorded rate of movements this has the potential to create 38 movements per day as data suggests relatively small pay loads being received.

Considering the surrounding network, a limit is proposed of 424 movements per month (equating to 18 per day) in line with the previous average number of movements undertaken. This would ensure efficient use of deliveries. An annual cap will also ensure that this limit is not reached every month of the year resulting in an overall increase.

If the maximum proposed limit of 15,000t were to be delivered (i.e. 8,000t in the remaining months) this would need to be undertaken within an average of 16 movements per day to keep within the annual limit and would require 20t loads.

The proposals are therefore unlikely to generate a significant additional impact on road capacity and safety above that which may occur under existing restrictions.

Surrounding network

It is noted that the route to the south is not suited for significant HGV use due to limited forward visibility, narrow widths and lack of footpaths with direct access points to properties and facilities. The route is however currently used by various HGVs associated with a number of uses in the vicinity.

The applicant has advised that the majority of traffic will head north which is the preferred routing, however a proportion of vehicles will be required to head south. Strict control of this aspect is therefore difficult to achieve without over restricting the operations of the site.

Accident data has been obtained for the past 5 years which has not reported any accident trend in the vicinity of the site involving HGVs or accidents that are attributable to the site's operation.

Restriction

It is noted that the reason for Condition 5 does not relate to highway safety or capacity, however a limit on total HGV movements to the site is considered to be required to restrict the impact of operations which have been increased in recent years.

The applicant has requested that any cap be in accordance with the previous level of traffic associated with the site use - being 4,860 movements per annum.

A monthly cap would be required for ease of monitoring and enforcement of 424 total movements (212 in and 212 out) which would allow for the site to

operate effectively during the peak season, and would enable an average of 18 movements per operational day (Monday – Friday and half day Saturday).

Recommendation

In consideration of the above I raise no objections subject to a limit on vehicle movements being imposed.

No more than 424 total vehicle movements in or out of the site for the purposes of permitted operations shall take place within any calendar month, and no more than 4,860 vehicle movements shall be permitted to occur in any calendar year. A log shall be kept of all deliveries and collections which shall be made available for inspection at the request of the Local Planning Authority

Reason: In the interests of the amenity of residents and for the safety of users of the highway.

I trust the above is clear however should you have any further queries please do not hesitate to contact David Murphy on (01962) 846826.